

CONTINUATION SHEET

P11. Report Citation: Historic Property Survey Report for the Harbor Boulevard North Off-Ramp Project, City of Costa Mesa, Orange County, California, LSA Associates, Inc., January 2006.

B10: Significance

Theme: Historic Barn Types

Applicable Criteria: C

Period of Significance: 1928

Area of Significance: Costa Mesa

The Segerstrom Ranch barn was surveyed in 1999 as part of the City of Costa Mesa City-Wide Historic Resources Survey (PCR Services Corporation). At that time it was determined to be eligible for listing in the National Register of Historic Places and the California Register of Historical Resources under Criterion A/1 and C/3, with no SHPO concurrence. The barn was resurveyed for the above-cited HRER and was determined to be a contributing element to the National Register-eligible Segerstrom Ranch Complex, located at 3315 Fairview Road, which has been documented separately. This resurvey also determined the barn to be individually eligible for inclusion in the National Register of Historic Places and California Register of Historical Resources under Criterion C/3 at the local level of significance as an excellent and intact example of a Western barn in Costa Mesa dating from the city's early agricultural history. As a resource eligible for the California Register of Historical Resources, the barn is a historical resource for purposes of CEQA. The boundaries are the assessor's parcel boundaries.

As agricultural land gave way to suburbanization in the post-WWII period, historic ranch houses and associated barns were demolished and replaced by housing subdivisions, commercial development, and freeways. Today historic barns are a rare resource in the Orange County area. Those remaining not only attest to the once-agricultural use of the land, but may also be architecturally significant as examples of barn types. The Western barn, also known as the Prairie barn, was common in Southern California from the turn of the century to ca. 1930s. The type is rectangular in plan and sheathed with vertical board siding, which is naturally weathered or painted red with white trim. Roofs may be gambrel or gable, but are long and sweeping, sometimes coming to the ground. Hay doors are located beneath the gable peaks, which are often extended. These triangular-shaped "beaks" are sometimes large enough to shelter wagon and hay doors from the rain, but also functioned as the point of attachment for a projecting arm that held the hay carrier pulley assembly. Top-hinged sliding wagon doors provide access to the barn at ground level. Because of their size, barns often become familiar and important visual features of a community and evoke a sense of nostalgia for the past.

The Segerstrom barn is an excellent example of a Western barn. Contributing features include the vertical wood siding painted red with white trim, low-pitched hanging gable roof, top-hinged horizontal sliding wagon and hayloft doors, and lack of fenestration.

B12. References:

1989 Auer, Michael J. *The Preservation of Historic Barns*. Preservation Brief 20, Washington, D.C. National Park Service: U.S. Department of the Interior, October.

1999 PCR Services Corporation. *City-Wide Historic Resource Survey for the City of Costa Mesa*, July.

1967 Sloane, Eric. *An Age of Barns*. New York: Funk & Wagnalls.

2003 Witze, Michael Karl. *Barns: Styles & Structures*. St Paul, Mn.: MBI Publishing Company.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # (Update)

HRI#

Trinomial

Page 2 of 4

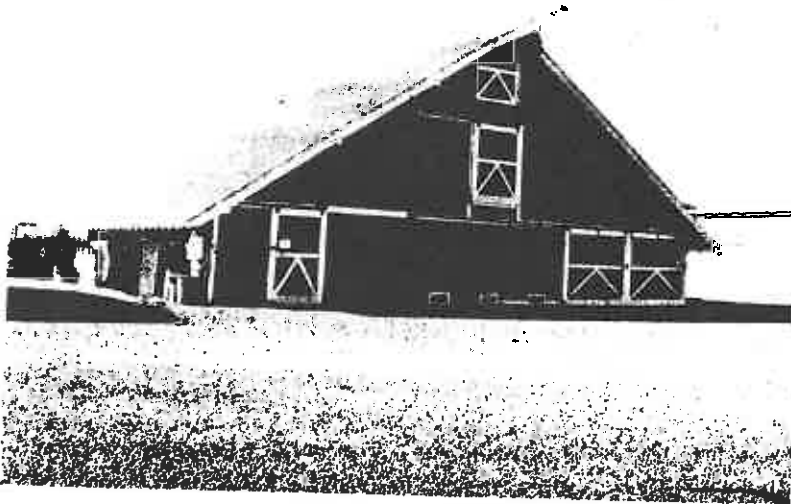
*Resource Name or # (Assigned by recorder) Segerstrom Ranch Barn

*Recorded by: Janet Hansen

*Date: 1/20/06

☒ Continuation☐ Update**Supplemental Photographs****Description of Photo:** (View, date, accession#)

Contributing Barn, view toward northeast



Contributing Barn, view toward northwest

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
SKETCH MAP

Primary # _____

HRI # _____

Trinomial _____

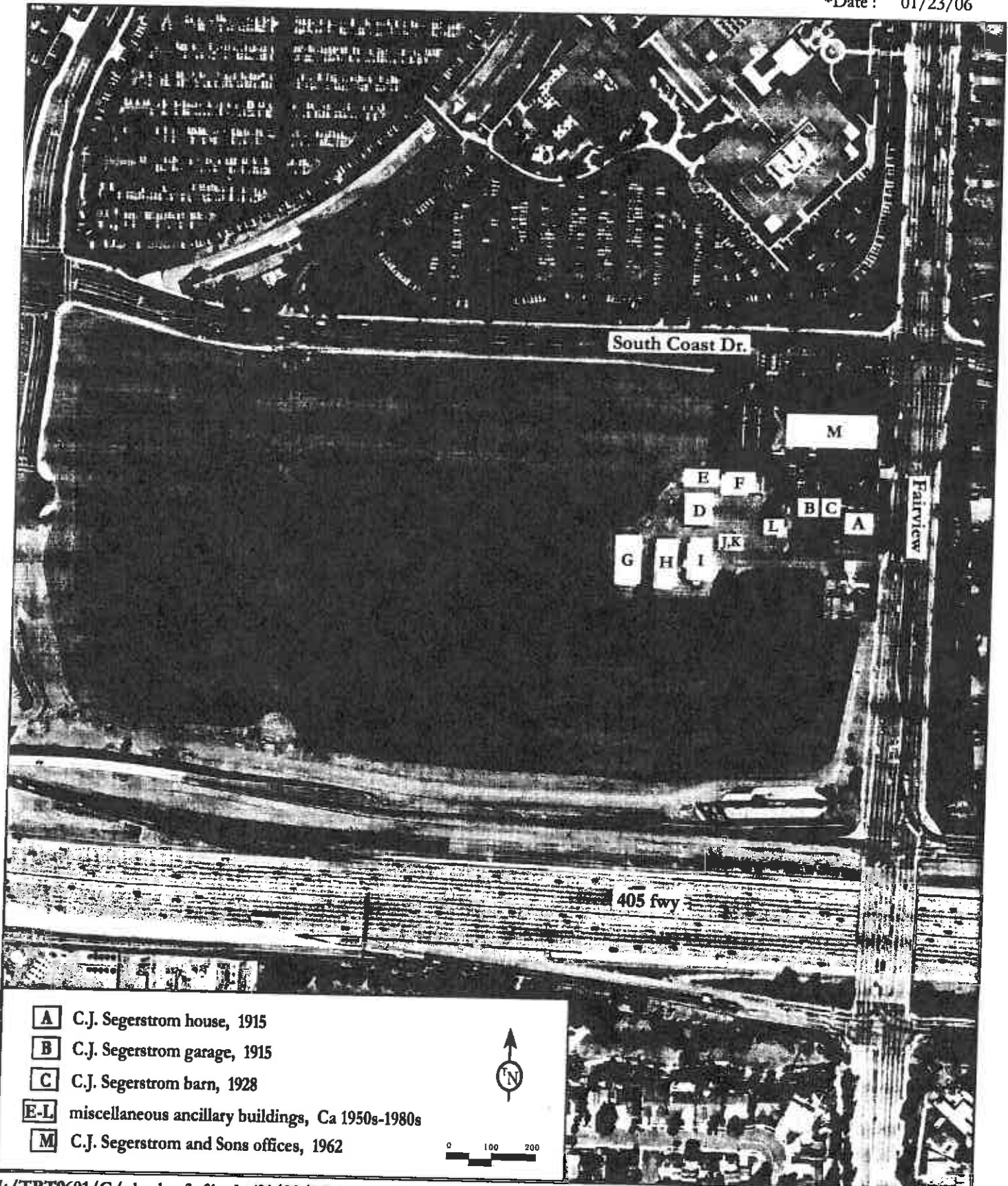
Page 3 of 4

*Resource Name or #

Segerstrom Ranch Barn

*Drawn By: D. Cooper

*Date: 01/23/06



State of California - The Department Agency

DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary

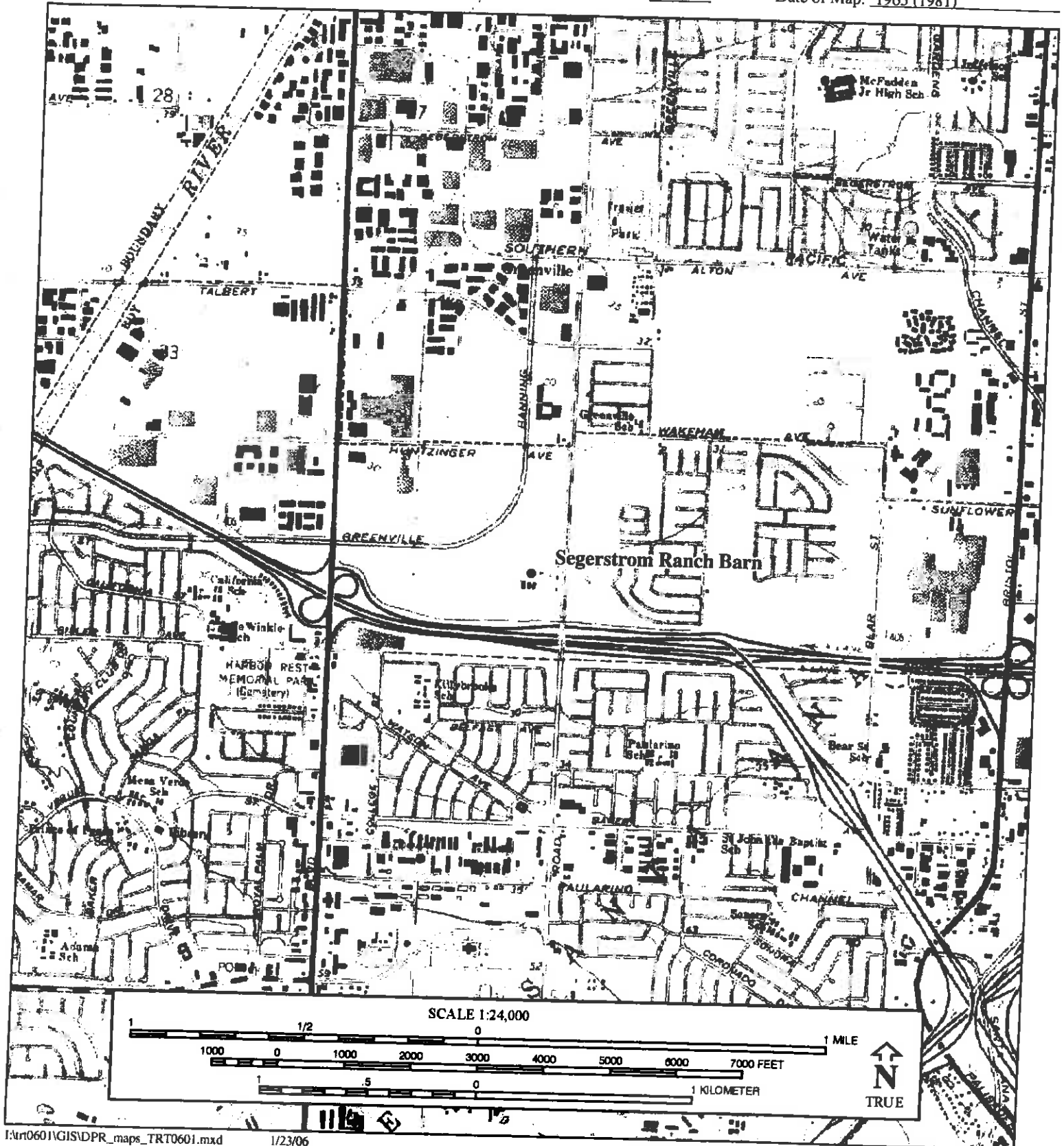
HIGH

Page 4 of 4

*Resource Name or # (Assigned by recorder) **Segerstrom Ranch Barn***Map Name: USGS 7.5' Quad, NEWPORT BEACH, California

*Scale: 1:24,000

*Date of Map: 1965 (1981)



PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3195 Harbor Boulevard

P1. Other Identifier: Map Reference No. 46

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 3195 Harbor Blvd City Costa Mesa Zip 90277
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 139-501-01; Legal Description: N TR 5475 LOT 43

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The one-story Ranch style commercial building is rectangular in plan. The low-pitched pent roof is clad in composition shingles, and is accented with exaggerated rafter tails. The exterior walls are clad in brick veneer. Three automobile bays, with roll-up doors, are located on the northerly end of the primary (northeast) façade. The southerly bay is characterized by aluminum storefront windows and a pedestrian entrance, which appear to be modern. The building was original constructed as a gas station, and the associated pumps were removed at an unknown date. The building is currently vacant.

* P3b. Resource Attributes: (List attributes and codes) HP6 1-3 story commercial building

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing southwest; 10/7/2010; Photo No.
P1040907.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1964 RealQuest.com

* P7. Owner and Address:

Graziadio G Louis III

149 Palos Verdes Blvd

Redondo Beach, CA 90277

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 9/30/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project

Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6Z

* **Resource Name or #:** 3195 Harbor Boulevard

B1. Historic Name: 3195 Harbor Boulevard

B2. Common Name: 3195 Harbor Boulevard

B3. Original Use: Commercial

B4. Present Use: Commercial

* **B5. Architectural Style:** Ranch

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

The building was constructed in 1964 (City of Costa Mesa Building Permit No. 18333, 11/30/1967).

* **B7. Moved?** ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

* **B8. Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

* **B10. Significance:** Theme Commercial Architecture

Area Costa Mesa

Period of Significance 1964

Property Type Commercial building

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building is representative of the Post-World War II real estate boom which resulted in wide-spread suburbanization of Orange County; however, the building is merely associated with this event, and is not known to be a significant or important individual component of this event. The original building permit was not available, and City of Costa Mesa building permit 18333 indicates the owner in 1967 was Mobil Oil Company. Research does not indicate the Mobile Oil Company was historically significant in the development of Orange County in the mid- to late-1960s based upon the lack of press coverage for this firm. The building is a common and low-style example of a Ranch style commercial building, with minimal architectural detailing, found through Orange County. Therefore the building does not possess sufficient architectural quality to be considered eligible for listing in the National Register of Historic Places or the California Register of Historical Resources.

B11. Additional Resource Attributes: (List attributes and codes): _____

* **B12. References:**

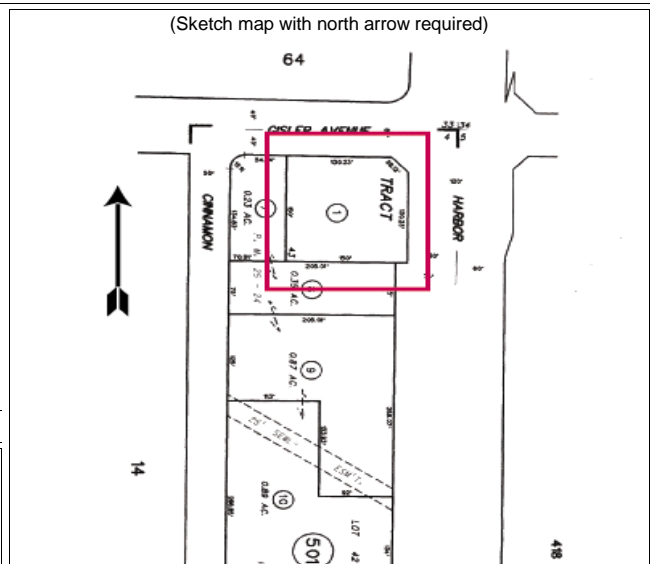
City of Costa Mesa Building Permit No. 18333, 11/30/1967

B13. Remarks:

* **B14. Evaluator:** Carrie Chasteen

Date of Evaluation: 9/30/2010

(This space reserved for official comments.)



State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
DISTRICT RECORD

Primary#

HRI#

Trinomial _____

Page 1 of 7

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) Tract 5210

D1. Historic Name: Tract 5210

D2. Common Name: Tract 5210

*D3. **Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

This district consists of Tracts 5371, 5210, 4764, 4763, and 16223 (see continuation sheets 3 and 4). However, only Tract 5210 contains parcels that are located within the Project Area of Potential Effects (APE). The 3 parcels of this district located within the APE were formally surveyed, and the remainder of the district was informally surveyed to determine common architectural elements and alterations found within the district. Documentation of the entire district was beyond the scope of this project. Tract 5210 is a residential development, containing 79 lots, was developed by the City of Fountain Valley and Robert B. Wardlow Country Club Cottages beginning in 1964 (Orange County Tract Map Book 207, Page 29).

The following addresses are included in this district record: 17530 Chestnut Street and 17540 Chestnut Street.

*D4. **Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The district is bounded by Magnolia Street to the west, Slater Avenue to the north, Bushard Street to the east, and Talbert Avenue to the south.

*D5. **Boundary Justification:**

The district boundary is limited to the legally defined tract boundaries.

D6. **Significance: Theme** Residential Architecture **Area** Fountain Valley

Period of Significance 1965

Applicable Criteria N/A

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The tracts were evaluated as a historic district in order to fully understand the postwar suburbanization wave that resulted in much of Orange County being developed during the same time period. Though the subdivision is associated with an important real estate development trend in Fountain Valley and Orange County in general (the post-World War II suburbanization boom), the subdivision does not possess a specific association with this trend because it is not known to be innovative in its use of urban planning and design principles and merely reflects a regional trend of development.

Research in the City of Fountain Valley building permits indicates the buildings were owned by the Huntington Beach Company and were constructed by George Holstein (City of Fountain Valley building permits 1964). The Huntington Beach Company was formed in 1904 by a syndicate headed by Henry Huntington with the interest of developing and promoting real estate in the newly formed City of Huntington Beach (Armor 1921). This subdivision was developed 61 years after the Huntington Beach Company was formed, and has no known association with H. Huntington or other historically important persons associated with the formation of this company. Further, research indicates George Holstein was a prolific contractor in Orange County during this time period; however, research does not indicate George Holstein played a historically significant role in the real estate development of Fountain (see continuation sheet 1)

*D7. **References** (Give full citations including the names and addresses of any informants, where possible.):

See continuation sheet 1 for references cited.

*D8. **Evaluator:** Carrie Chasteen

Date: February 2011

Affiliation and Address: Parsons, 100 W. Walnut Street, Pasadena, CA 91124

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 2 of 7 *Resource Name or # (Assigned by recorder) Tract 5210
*Recorded by: Carrie Chasteen *Date February 2011 ☒ Continuation Update

***D6. Significance continued:**

The buildings are low-style and common examples of Ranch style architecture, with minimal detailing, found throughout Fountain Valley. Therefore, the buildings do not appear eligible for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) individually or as a historic district.

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

Orange County Tract Map Book 207, Page 29

City of Fountain Valley building permits 1964

Armor, Samuel

1921 *History of Orange County*. Los Angeles, California: Historic Record Company

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

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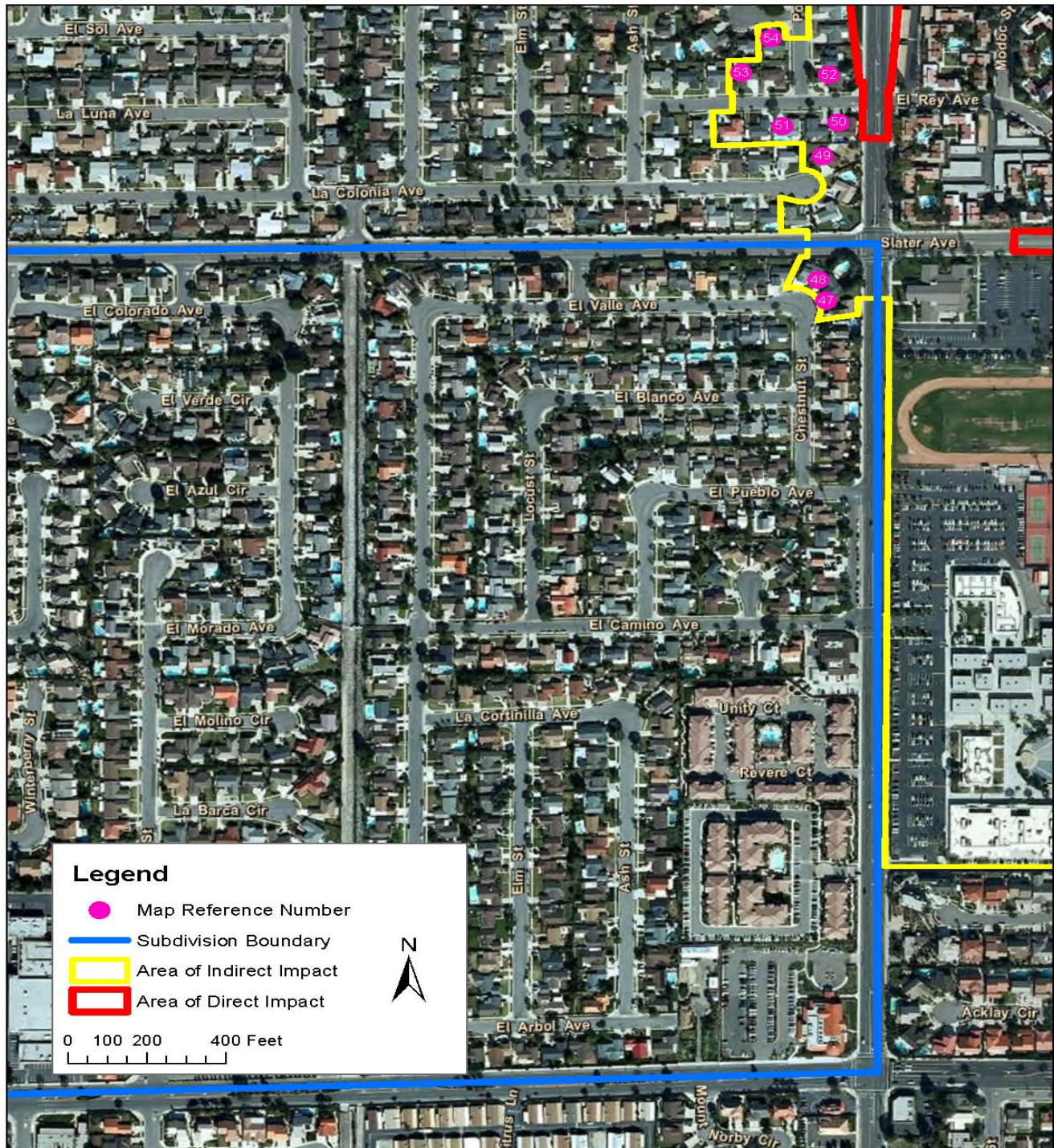
*Resource Name or # (Assigned by recorder) _____ Tract 5210

*Recorded by: Carrie Chasteen

*Date February 2011

☒ Continuation ☐ Update

Site map:



Source: Parsons; ESRI February 2011

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

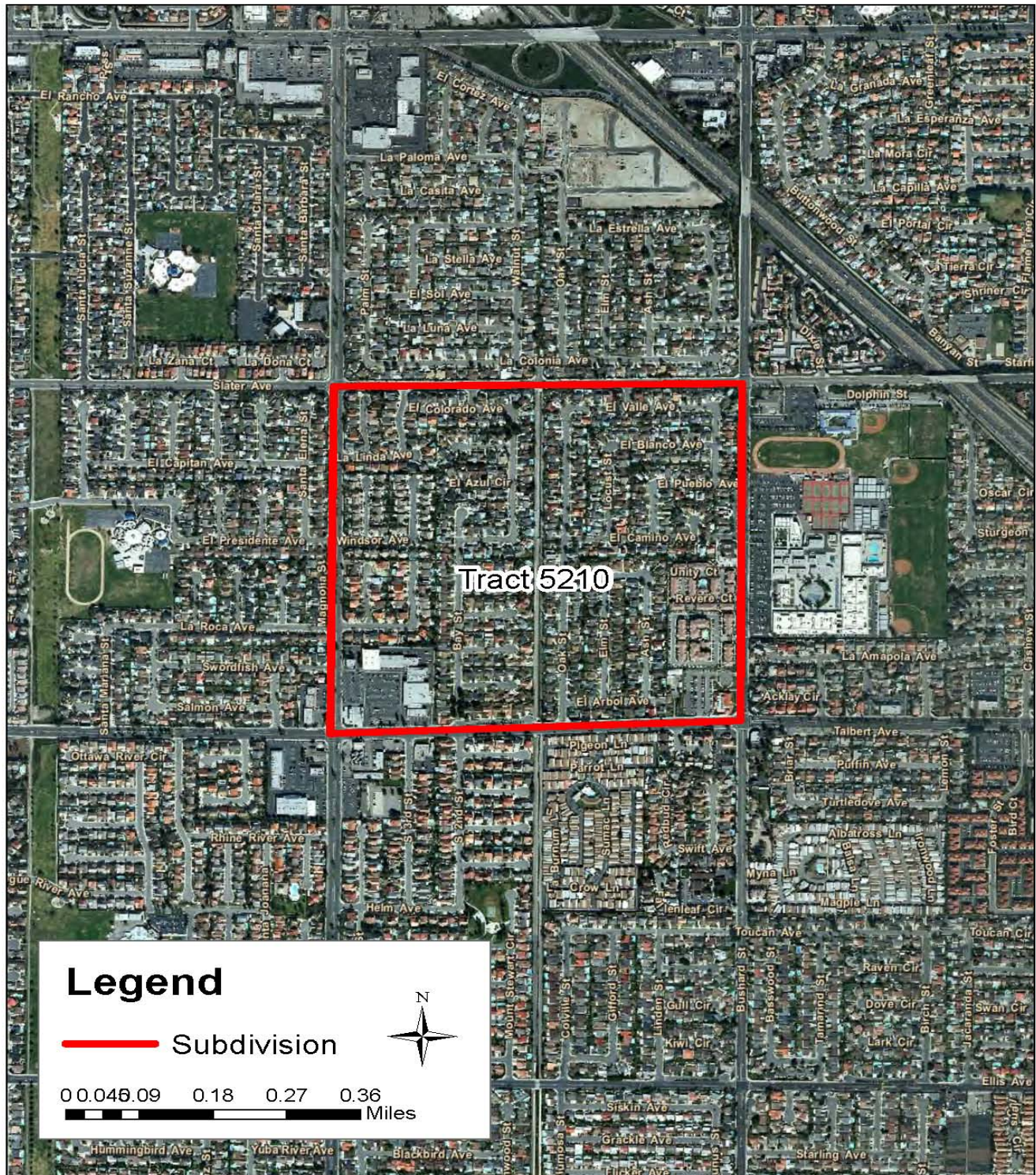
Page 4 of 7

*Resource Name or # (Assigned by recorder) _____ Tract 5210

*Recorded by: Carrie Chasteen

*Date February 2011

☒ Continuation ☐ Update



Source: ESRI, accessed January 20, 2011

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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* Resource Name or #: Tract 5210

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address _____ City Fountain Valley Zip 92708
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app)
The district is bounded by Magnolia Street to the west, Slater Avenue to the north, Bushard Street to the east, and Talbert Avenue to the south.

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
Of the 3 parcels of Tract 3995 that are located within the APE, two contained buildings with sufficient integrity to warrant further investigation, which resulted in the subdivision retaining 67 percent integrity. None of the buildings appear to possess sufficient architectural quality as identified in the district record to be considered eligible for listing in the NRHP or the CRHR as individual historic resources or as a historic district.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☒ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

View of a common Ranch style building found in this district.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1965 RealQuest.com

* P7. Owner and Address:

Various

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 11/13/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P--Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") The Interstate 405 Improvement Project from State Route 73 to Interstate 605 in Orange County, California Project Historical Resources Evaluation Report

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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* Resource Name or #: 17540 Chestnut Street

P1. Other Identifier: Map Reference No. 47

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 17540 Chestnut St City Fountain Valley Zip 92708
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 167-051-09; Legal Description: N TR 5210 LOT 51

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The one-story, with second floor bonus room, Ranch style building is 'L'-shaped in plan. The flared gable on hip roof, with boxed and flared eaves, is clad in composition shingles. The exterior walls are clad in smooth textured stucco and horizontal wood siding with batten. The aluminum sliding and fixed pane windows appear to be original. A brick wall encloses a private courtyard, and obscures additional details of the building. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing east; 10/7/2010; Photo No.

P1040903.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1965 RealQuest.com

* P7. Owner and Address:

Holmes Mark & Tamara

17540 Chestnut St.

Fountain Valley, CA 92708

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 9/30/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project

Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 7 of 7

* Resource Name or #: 17530 Chestnut Street

P1. Other Identifier: Map Reference No. 48

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 17530 Chestnut St City Fountain Valley Zip 92708
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 167-051-08; Legal Description: N TR 5210 LOT 50

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The one-story, with second floor bonus room over the garage, Ranch style building is 'L'-shaped in plan. The flared gable on hip roof, with boxed and flared eaves, is clad in composition shingles. The front-facing gable is accented with board and batten siding and a doveote. The exterior walls are clad in smooth textured stucco and horizontal wood siding with batten. The windows have been replaced with modern anodized aluminum sliding units. The primary entrance is recessed and is at grade. Other details are obscured by vegetation. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing northeast; 10/7/2010; Photo No.
P1040902.jpg

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1965 RealQuest.com

* P7. Owner and Address:

Catlett John C

17530 Chestnut St

Fountain Valley, CA 92708

P--Private

* P8. Recorded by: (Name, affiliation, address)
Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 9/30/2010

* P10. Survey Type: (Describe)
Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project
Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
DISTRICT RECORD

Primary#

HRI#

Trinomial _____

Page 1 of 18

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) Tracts 3995-4857

D1. Historic Name: Tracts 3995- 4857 D2. Common Name: Tracts 3995-4857

*D3. **Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

This district consists of Tracts 4700, 4699, 3995, 4722, 4857, and 16902 (see continuation sheets 3 and 4). However, only Tracts 3995, 4700, 4722, and 4857 are located within the Area of Potential Effects (APE), and only Tract 3995 contained buildings which possessed sufficient integrity to warrant further investigation. The 53 parcels of this district located within the APE were formally surveyed, and the remainder of the district was informally surveyed to determine common architectural elements and alterations found within the district. Documentation of the entire district was beyond the scope of this project. Tract 3995 is a residential development, containing 10.113 acres, that was developed by the Southern California Savings and Loan Association beginning in 1962 (Orange County Tract Map Book 173; Page 39).

The following addresses were surveyed as part of this district record: 9117 El Cortez Avenue, 9157 El Cortez Avenue, 9171 El Cortez Avenue, 9181 El Cortez Avenue, 9437 La Luna Avenue, 9456 La Luna Avenue, 9471 La Colonia Avenue, 9486 La Luna Avenue, 9471 La Colonia Avenue, 17292 Poplar Street, 17318 Poplar Street, 17330 Poplar Street, and 17398 Poplar Street.

*D4. **Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The district is bounded by Warner Avenue to the north, Interstate 405 to the northeast; Bushard Street to the east; Slater Avenue to the south, and Magnolia Street to the west.

*D5. **Boundary Justification:**

The district boundary is limited to the legally defined tract boundaries.

D6. **Significance: Theme** Residential Architecture Area Fountain Valley

Period of Significance 1962/1964 **Applicable Criteria** N/A

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The tracts were evaluated as a historic district in order to fully understand the postwar suburbanization wave that resulted in much of Orange County being developed during the same time period. Though the subdivision is associated with an important real estate development trend in Fountain Valley and Orange County in general (the post-World War II suburbanization boom), the subdivision does not retain sufficient integrity of those features necessary to convey its significance because only 40 percent of the parcels located within the APE for this subdivision retain sufficient integrity to warrant further investigation per Attachment 4 of the Section 106 PA.

The buildings were owned and constructed by Evans Buildings Company and were designed by Richard Stoddard in 1963. Research does not indicate the Evans Buildings Company made a historically significant contribution to the real estate development of Orange County based on lack of press coverage for the firms projects. Though several of Stoddard's projects were written about in the *Los Angeles Times* during this period, the articles appear to be marketing, and do not reflect awards or other honors bestowed upon them. Stoddard's designs do not appear to possess technical or aesthetic achievements (see continuation sheet).

*D7. **References** (Give full citations including the names and addresses of any informants, where possible.):

See continuation sheet 1.

*D8. **Evaluator:** Carrie Chasteen **Date:** February 2011

Affiliation and Address: Parsons, 100 W. Walnut Street, Pasadena, CA 91124

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 2 of 18 *Resource Name or # (Assigned by recorder) Tracts 3995-4857
*Recorded by: Carrie Chasteen *Date February 2011 ☒ Continuation Update

***D6. Significance continued:** The buildings are common low-style examples of Ranch style residences, with minimal detailing, found throughout Fountain Valley. Therefore, the buildings do not appear eligible for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) individually or as a historic district.

D7. References continued:

Orange County Tract Map Book 173; Page 39

City of Fountain Valley Buildings Permits, 1963 (no permit numbers available)

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 18

*Resource Name or # (Assigned by recorder) Tracts 3995-4857

*Recorded by: Carrie Chasteen

*Date February 2011

☒ Continuation ☐ Update

Site map:



Source: Parsons; ESRI February 2011

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

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*Resource Name or # (Assigned by recorder) Tracts 3995-4857

*Recorded by: Carrie Chasteen

*Date February 2011

☒ Continuation ☐ Update



Source: ESRI, accessed January 20, 2011

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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* Resource Name or #: Tracts 3995-4857

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address El Cortez Avenue City Fountain Valley Zip 92708
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app)
The district is bounded by Warner Avenue to the north, Interstate 405 to the northeast; Bushard Street to the east; Slater Avenue to the south, and Magnolia Street to the west.

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
Of the 53 parcels of Tract 3995 that are located within the APE, twelve contained buildings with sufficient integrity to warrant further investigation, which resulted in the subdivision retaining 40 percent integrity. None of the buildings appear to possess sufficient architectural quality for the reasons identified in the district record to be considered eligible for listing in the NRHP or the CRHR as individual historic resources or as a historic district.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☒ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Detail of an example of Ranch style architecture found in this district.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1963 City of Fountain Valley

* P7. Owner and Address:

Various

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 10/25/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P--Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") The Interstate 405 Improvement Project from State Route 73 to Interstate 605 in Orange County, California Project Historical Resources Evaluation Report

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 6 of 18

* Resource Name or #: 9471 La Colonia Avenue

P1. Other Identifier: Map Reference No. 49

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 9471 La Colonia Ave City Fountain Valley Zip 92708
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 167-163-14; Legal Description: N TR 4722 LOT 14

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The one-story Ranch style building is 'L'-shaped in plan. The cross gable on hip roof, with boxed and flared eaves, is clad in composition shingles. The exterior walls are clad in vertical board and batten siding, smooth textured stucco, and stone veneer. The windows were replaced with vinyl sliding units at an unknown date, and are accented with wood surrounds. The primary entrance is at grade. A concrete screening block wall demarcates the front and rear yards. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing east; 8/19/2010; Photo No.

P1040725.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1963 RealQuest.com

* P7. Owner and Address:

Osaki Rose

9471 La Colonia Ave

Fountain Valley, CA 92708

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/8/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project

Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 7 of 18

* Resource Name or #: 9486 La Luna Avenue

P1. Other Identifier: Map Reference No. 50

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 9486 La Luna Ave City Fountain Valley Zip 92708
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 167-163-01; Legal Description: N TR 4722 LOT 1

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The one-story Ranch style building is 'L'-shaped in plan. The cross gabled roof, with boxed eaves, is clad in composition shingles. The front facing gable is accented with board and batten siding, and an unknown ornamentation appears to have been removed based on a visible scar. The exterior walls are clad in smooth textured stucco and painted brick veneer. Fenestration consists of two bands of windows near the roof line. The band located on the western bay of the primary (northern) façade is characterized by aluminum sliding units, and the ribbon located on the eastern bay of the primary (northern) façade is characterized by fixed-pane windows. The primary entrance is at grade. A low concrete block wall, with brick coping, partially encloses the front yard. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing south; 8/19/2010; Photo No.

P1040728.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1965 RealQuest.com

* P7. Owner and Address:

Phuong David/Banh Lam My

9486 La Luna Ave

Fountain Valley, CA 92708

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/9/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project
Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 8 of 18

* Resource Name or #: 9456 La Luna Avenue

P1. Other Identifier: Map Reference No. 51

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 9456 La Luna Ave City Fountain Valley Zip 92708
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 167-163-03; Legal Description: N TR 4722 LOT 3

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The one-story Ranch style building is 'L'-shaped in plan. The cross gable on hip roof, with boxed and flared eaves, is clad in composition shingles. The gables are accented with lattice false timbering, and the front facing gable is further accented with a minimal dovetail. The exterior walls are clad in smooth textured stucco, with decorative false timbering, and stone veneer. The aluminum sliding and fixed-pane windows appear to be original. The primary entrance is recessed and is at grade. An attached two-car garage projects from the eastern end of the primary (northern) façade. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing south; 9/18/2010; Photo No.

P1040727.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1963 RealQuest.com

* P7. Owner and Address:

Pentridge Edward George

9456 La Luna Ave

Fountain Valley, CA 92708

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/9/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project
Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 9 of 18

* Resource Name or #: 17398 Poplar Street

P1. Other Identifier: Map Reference No. 52

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 17398 Poplar St City Fountain Valley Zip 92708
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 167-161-17; Legal Description: N TR 4722 LOT 143

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The one-story Ranch style building is 'L'-shaped in plan. The cross gabled roof is clad in composition shingles, and the front-facing gables are accented with scalloped barge board. The northern gable is further accented with scalloped false beams, and the southern bay projects from the primary (western) façade, and is further accented with triangulated knee brackets and corbels. A brick chimney is located on the northern end of the east face of the roof. The exterior walls are clad in smooth textured stucco and brick veneer, with horizontal wood siding in the gables. The windows on the southern bay of the primary (western) façade have been replaced with vinyl sliding units, and are accented with wood surrounds. The window located at the northern end of the projecting garage bay retains its original diamond-paned sliding unit, which is accented with a decorative surround consisting of a ledge, brackets, turned posts, and a pent roof. The primary entrance is raised and recessed. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing east; 8/19/2010; Photo No.

P1040733.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1963 RealQuest.com

* P7. Owner and Address:

Nguyen Diep Ngoc & Nhung Kim

17398 Poplar St

Fountain Valley, CA 92708

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/9/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project

Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 10 of 18

* Resource Name or #: 9437 La Luna Avenue

P1. Other Identifier: Map Reference No. 53

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 9437 La Luna Ave City Fountain Valley Zip 92708
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 167-162-15; Legal Description: N TR 4722 LOT 130

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The one-story Ranch style building is 'L'-shaped in plan. The cross gabled roof, with boxed eaves, is clad in composition shingles. The front facing gable is accented with board and batten siding. The exterior walls are clad in smooth textured stucco and painted brick veneer. Fenestration consists of two bands of windows near the roof line. The band located on the western bay of the primary (northern) façade is characterized by aluminum sliding units, and the ribbon located on the eastern bay of the primary (northern) façade is characterized by fixed-pane windows. The primary entrance is at grade. A low concrete block wall, with brick coping, partially encloses the front yard. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing north; 8/19/2010; Photo No.

P1040727.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1963 RealQuest.com

* P7. Owner and Address:

Landess Brent G

9437 La Luna Ave

Fountain Valley, CA 92708

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/9/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project
Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 11 of 18

* Resource Name or #: 9450 El Sol Circle

P1. Other Identifier: Map Reference No. 54

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Orange

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.

c. Address 9450 El Sol Cir City Fountain Valley Zip 92708

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app

APN: 167-162-13; Legal Description: N TR 4722 LOT 132

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The one-story Ranch style building is 'L'-shaped in plan. The cross gabled roof, with rounded exposed rafter tails, is clad in composition shingles. The front-facing gable is accented with scalloped barge board, brackets, corbels, and horizontal wood siding. The exterior walls are clad in smooth textured stucco, and the opening for the attached two-car garage is accented with brick veneer. The diamond-paned wood sash and fixed-pane windows appear to be original and are accented with shutters. The primary entrance is recessed, is at grade, and is accessed via a cast concrete porch. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)

Facing south; 10/7/2010; Photo No.

P1040901.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1964 RealQuest.com

* P7. Owner and Address:

Granger Frances Foster

9450 El Sol Cir

Fountain Valley, CA 92708

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 9/30/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project
Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 12 of 18

* Resource Name or #: 17330 Poplar Street

P1. Other Identifier: Map Reference No. 55

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 17330 Poplar St City Fountain Valley Zip 92708
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 167-161-12; Legal Description: N TR 4857 LOT 10

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The 1 1/2-story Ranch style building is generally rectangular in plan. The cross gabled roof is clad in composition shingles. The front facing gable is accented with horizontal wood siding, a dove-cote, and corbels. The vinyl sash windows are further accented by wood surrounds which form projecting bays for each window. The exterior walls are clad in smooth textured stucco, horizontal wood siding, and brick veneer. The northern bay of the primary (western) façade is accented with a large fixed-pane vinyl window flanked by vinyl casement windows. The primary entrance is raised, and accessed via a brick veneer clad cast concrete porch. The roof overhangs to shelter the entry porch, and is supported by a brick pier. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing east; 8/19/2010; Photo No.

P1040731.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1965 RealQuest.com

* P7. Owner and Address:

Combs Christopher R & Jennifer

17330 Poplar St

Fountain Valley, CA 92708

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/9/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project
Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 13 of 18

* Resource Name or #: 17318 Poplar Street

P1. Other Identifier: Map Reference No. 56

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 17318 Poplar St City Fountain Valley Zip 92708
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 167-161-11; Legal Description: N TR 4857 LOT 9

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The one-story Ranch style building is 'L'-shaped in plan. The cross gable on hip roof, with boxed eaves, is clad in composition shingles. The front facing gable is accented with lattice false timbering, a notched false beam, and a weathervane. The exterior walls are clad in vertical wood siding and smooth textured stucco. The aluminum sliding windows appear to be original, and are accented with wood surrounds. The window on the west façade of the attached garage has been replaced with a vinyl sliding unit, and is accented with a flower box. The primary entrance is recessed, and is accented with stone veneer to the water line. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing east; 8/19/2010; Photo No.

P1040730.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1964 RealQuest.com

* P7. Owner and Address:

Gallucci Gary W & Susan V

17318 Poplar St

Fountain Valley, CA 92708

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/9/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project
Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 14 of 18

* Resource Name or #: 17292 Poplar Street

P1. Other Identifier: Map Reference No. 57

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 17292 Poplar St City Fountain Valley Zip 92708
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 167-161-09; Legal Description: N TR 4857 LOT 7

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The one-story Ranch style building is 'L'-shaped in plan. The cross gabled roof is clad in composition shingles, and the front facing gable is accented with scalloped barge board, scalloped false beams, horizontal wood siding, and corbels. The exterior walls are clad in smooth textured stucco and stone veneer. The diamond-paned wood sash windows appear to be original, and are accented with shutters. The primary entrance is recessed, and is at grade. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing east; 8/19/2010; Photo No.

P1040729.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1965 RealQuest.com

* P7. Owner and Address:

Tanner Richard C

17292 Poplar St

Fountain Valley, CA 92708

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/9/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project

Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 15 of 18

* Resource Name or #: 9181 El Cortez Avenue

P1. Other Identifier: Map Reference No. 58

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 9181 El Cortez Ave City Fountain Valley Zip 92708
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 167-181-11; Legal Description: N TR 3995 LOT 9

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The one-story Ranch style building is generally rectangular in plan. The side gabled roof, with boxed eaves, is clad in composition shingles. The exterior walls are clad in horizontal clapboard siding, brick veneer, and smooth textured stucco. The aluminum sliding windows appear to be original, and some windows have been replaced with vinyl sliding units. The primary entrance is recessed. The roof overhangs to shelter the primary entry porch, and is supported by a square wood post. An attached two-car garage, with wood pivot door, is slightly offset from the primary (southwest) façade of the main building, and appears to retain the original wood pivot door. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing northeast; 8/19/2010; Photo No.

P1040722.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1964 RealQuest.com

* P7. Owner and Address:

Sekiya Michihiro & Haruko

9181 El Cortez Ave

Fountain Valley, CA 92708

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/8/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project
Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 16 of 18

* Resource Name or #: 9171 El Cortez Avenue

P1. Other Identifier: Map Reference No. 59

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 9171 El Cortez Ave City Fountain Valley Zip 92708
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 167-181-12; Legal Description: N TR 3995 LOT 10

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The one-story Ranch style building is rectangular in plan. The side gable on hipped roof, with flared and boxed eaves, is clad in composition shingles. A brick chimney is located on the northern elevation of the building. The exterior walls are clad in smooth textured stucco, and is accented with false timbering and corner boards. The fenestration consists of casement and louvered windows, and it is not known if they are original to the building. The primary entrance is recessed and at grade. An attached two-car garage, with wood pivot door, is located on the southern end of the primary (southwestern) façade. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing northeast; 8/19/2010; Photo No.

P1040721.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1964 RealQuest.com

* P7. Owner and Address:

Yeager Gerald

9171 El Cortez Ave

Fountain Valley, CA 92708

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/8/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project

Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 17 of 18

* Resource Name or #: 9157 El Cortez Avenue

P1. Other Identifier: Map Reference No. 60

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 9157 El Cortez Ave City Fountain Valley Zip 92708
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 167-181-13; Legal Description: N TR 3995 LOT 11

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The one-story Ranch style building is 'L'-shaped in plan. The cross gable on hip roof, with boxed eaves, is clad in composition shingles. A brick chimney is centrally located on the east face of the roof. The exterior walls are clad in smooth textured stucco with brick veneer to the water line, board and batten siding, and horizontal clapboard siding in the gable. The aluminum sliding and fixed-pane windows appear to be original, and are accented with decorative wood screening, which also spans the eastern end of the primary (southwestern) façade. The primary entrance is recessed, and is accented with brick veneer. An attached two-car garage, slightly projects from the northern end of the primary (southwestern) façade. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing northeast; 8/19/2010; Photo No.

P1040720.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1964 RealQuest.com

* P7. Owner and Address:

Pruden Orville D

9157 El Cortez Ave

Fountain Valley, CA 92708

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/8/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project
Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 18 of 18

* Resource Name or #: 9117 El Cortez Avenue

P1. Other Identifier: Map Reference No. 61

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 9117 El Cortez Ave City Fountain Valley Zip 92708
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 167-181-16; Legal Description: N TR 3995 LOT 14

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The one-story Ranch style building is 'L'-shaped in plan. The cross gabled roof, with exposed rafter tails, is clad in composition shingles. A brick chimney is located on the eastern elevation of the building. The exterior walls are clad in smooth textured stucco, with horizontal clapboard siding in the gables. The windows were replaced with vinyl sliding and casement units at an unknown date. The primary entrance is raised and is accessed via a small cast concrete porch. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing north; 8/19/2010; Photo No.

P1040723.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1964 RealQuest.com

* P7. Owner and Address:

Minor Christopher & Beth A

9117 El Cortez Ave

Fountain Valley, CA 92708

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/8/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project

Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
DISTRICT RECORD

Primary#

HRI#

Trinomial _____

Page 1 of 12

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) Tracts 4638-8006

D1. Historic Name: Tracts 4638-8006 D2. Common Name: Tracts 4638-8006

*D3. **Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

This district consists of Tracts 8006, 4820, 5574, 4638, 16929, and 8859 (see continuation sheets 3 and 4). However, only Tracts 8006, 4638, and 5736 are located within this Project's Area of Potential Effects (APE), and only Tract 4638 contained buildings which retained sufficient integrity to warrant further investigation. The 53 parcels of this district located within the APE were formally surveyed, and the remainder of the district was informally surveyed to determine common architectural elements and alterations found within the district. Documentation of the entire district was beyond the scope of this project. Tract 4638 is a residential development, containing 209 lots, that was developed by the Huntington Beach Company beginning in 1964 (Orange County Tract Map Book 199; Page 16).

*D4. **Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The district is bounded by Heil Avenue to the north, Bushard Street to the east, Warner Avenue to the south, Interstate 405 to the southwest, and Magnolia Street to the west.

*D5. **Boundary Justification:**

The district boundary is limited to the legally defined tract boundaries.

D6. **Significance: Theme** Residential Architecture **Area** Fountain Valley

Period of Significance 1964-1965 **Applicable Criteria** N/A

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The tracts were evaluated as a historic district in order to fully understand the postwar suburbanization wave that resulted in much of Orange County being developed during the same time period. Though the subdivision is associated with an important real estate development trend in Fountain Valley and Orange County in general (the post-World War II suburbanization boom), the subdivision does not retain sufficient integrity of those features necessary to convey its significance because only 30 percent of the parcels located within the APE for this subdivision retain sufficient integrity to warrant further investigation per Attachment 4 of the Section 106 PA.

Research in City of Fountain Valley building permits indicates the district was developed by the Huntington Beach Company, there was no architect of record, and the buildings were constructed by George Holstein. The Huntington Beach Company was formed in 1904 by a syndicate headed by Henry Huntington with the intent of developing and promoting real estate in the newly formed City of Huntington Beach (Armor 1921). The subdivision was developed 60 years after the Huntington Beach Company was formed, and is not known to have associations with Huntington or other historically important persons associated with the formation of the company. Research indicates George Holstein was a prolific contractor in Orange County during this time period; however, research does not indicate George Holstein played a historically significant role in the real estate development of Orange County based on the lack of press coverage and Holstein was not recognized within his profession with awards or other honors.

The buildings are low-style examples of Ranch style architecture, with minimal ornamentation, found throughout Fountain Valley. Therefore, the buildings do not appear eligible for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) individually or as a historic district.

*D8. **Evaluator:** Carrie Chasteen **Date:** February 2011

Affiliation and Address: Parsons, 100 W. Walnut Street, Pasadena, CA 91124

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 2 of 12 *Resource Name or # (Assigned by recorder) Tracts 4638-8006
*Recorded by: Carrie Chasteen *Date February 2011 ☒ Continuation Update

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

Orange County Tract Map Book 199; Page 19

City of Fountain Valley Building Permits, 1964 (no permit numbers available)

Armor, Samuel

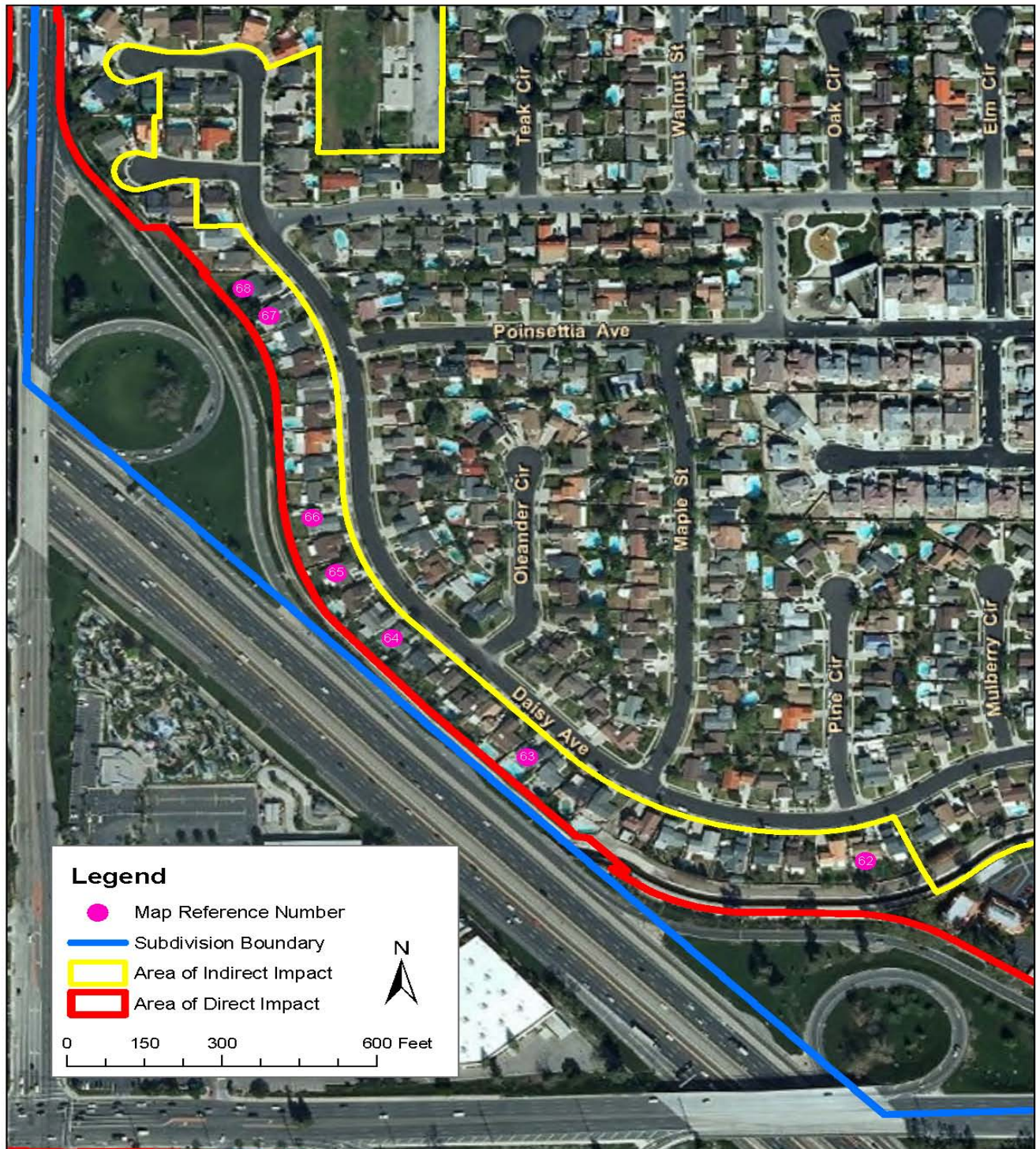
1921 *History of Orange County*. Los Angeles, California: Historic Record Company

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 12 *Resource Name or # (Assigned by recorder) Tracts 4638-8006
*Recorded by: Carrie Chasteen *Date February 2011 ☒ Continuation Update

Site map:



Source: Parsons; ESRI February 2011

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 12

*Resource Name or # (Assigned by recorder) Tracts 4638-8006

*Recorded by: Carrie Chasteen

*Date February 2011

☒ Continuation ☐ Update



Source: ESRI, accessed on January 20, 2011

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 5 of 12

* Resource Name or #: Tracts 4638 - 8006

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address _____ City Fountain Valley Zip 92708
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app)
The district is bounded by Heil Avenue to the north, Bushard Street to the east, Warner Avenue to the south, Interstate 405 to the southwest, and Magnolia Street to the west.

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
Of the 23 lots of Tract 4638, only 7 retained sufficient integrity to warrant further investigation, which resulted in the subdivision retaining 30 percent integrity. None of the buildings appear to possess sufficient architectural quality for the reasons identified on the district record to be considered eligible for listing in the NRHP or the CRHR individually or as a historic district.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☒ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

View of a representative Ranch style building in this district.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1964 City of Fountain Valley

* P7. Owner and Address:

Various

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 10/26/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P--Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") The Interstate 405 Improvement Project from State Route 73 to Interstate 605 in Orange County, California Project Historical Resources Evaluation Report

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 6 of 12

* Resource Name or #: 9300 Daisy Avenue

P1. Other Identifier: Map Reference No. 62

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 9300 Daisy Ave City Fountain Valley Zip 92708
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 143-322-04; Legal Description: N TR 4638 LOT 184

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The 1 1/2-story Ranch style building is 'L'-shaped in plan. The side gable and gable on hip roofs, with boxed and flared eaves, are clad in composition shingles. The upper story gables are accented with false beams, and the front facing gable is accented with false timbering. The exterior walls are clad in horizontal clapboard with vertical batten and smooth textured stucco with corner boards. The aluminum sliding windows appear to be original. The window on the upper floor is accented with a spandrel panel with geometric false timbering, and the windows on the southern bay of the primary (eastern) façade are accented with a trellis. The primary entrance is raised and recessed. An attached two-car garage projects from the northern end of the primary (eastern) façade and is accented with false timbering. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing west; 8/19/2010; Photo No.

P1040711.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1965 RealQuest.com

* P7. Owner and Address:

Horner Michael W & Janet

9300 Daisy Ave

Fountain Valley, CA 92708

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 7/14/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project
Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 7 of 12

* Resource Name or #: 16853 Daisy Avenue

P1. Other Identifier: Map Reference No. 63

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 16853 Daisy Ave City Fountain Valley Zip 92708
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 143-291-13; Legal Description: N TR 4638 LOT 178

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The 1 1/2-story Ranch style building is 'L'-shaped in plan. The side gable and gable on hip roofs, with boxed and flared eaves, are clad in composition shingles. The upper story gables are accented with false beams, and the front facing gable is accented with lattice false timbering. The exterior walls are clad in horizontal clapboard, with vertical batten, smooth textured stucco, and corner boards. The aluminum sliding windows appear to be original. The window on the upper floor is accented with a spandrel panel with geometric false timbering, and the central window on the northern bay of the primary (eastern) façade is accented with a trellis. The primary entrance is recessed and at grade. An attached two-car garage projects from the southern end of the primary (eastern) façade and is accented with false timbering. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing west; 8/19/2010; Photo No.

P1040712.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1965 RealQuest.com

* P7. Owner and Address:

Smothers CE

16853 Daisy Ave

Fountain Valley, CA 92708

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/8/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project

Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 8 of 12

* Resource Name or #: 16789 Daisy Avenue

P1. Other Identifier: Map Reference No. 64

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 16789 Daisy Ave City Fountain Valley Zip 92708
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 143-291-07; Legal Description: N TR 4638 LOT 172

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The 1 1/2-story Ranch style building is 'L'-shaped in plan. The cross gabled roof, with boxed eaves, is clad in composition shingles. The front facing gable of the southern bay is accented with a gambrel roof and false beams. The exterior walls are clad in smooth textured stucco walls with false timbering and board band accents, and horizontal wood siding. The gable of the northern bay appears to be clad in coursed asbestos shingles. The windows have been replaced with vinyl sliding units. The primary entrance is recessed. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing west; 8/19/2010; Photo No.

P1040715.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1964 RealQuest.com

* P7. Owner and Address:

Tran Lina

543 Dickinson Cir

Placentia, CA 92870

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/8/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project

Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 9 of 12

* Resource Name or #: 16763 Daisy Ave

P1. Other Identifier: Map Reference No. 65

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 16763 Daisy Ave City Fountain Valley Zip 92708
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 143-291-04; Legal Description: N TR 4638 LOT 169

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The 1 1/2-story Ranch style building is 'L'-shaped in plan. The side gable and gable on hipped roofs, with boxed and flared eaves, are clad in composition shingles. The front facing gable is accented with false timbering. A bubble skylight is centrally located on the west face of the roof, and it is not known if this is an alteration. The upper floor is largely clad in horizontal clapboard siding with vertical false timbering, and is also clad in smooth textured stucco. The ground floor is clad in smooth textured stucco, which is accented with false timbering and corner boards. The windows appear to have been replaced with modern aluminum sliding windows. A small wood trellis partially shields the central window on the ground floor, and the upper floor window is accented with a spandrel panel containing geometric false timbering. The primary entrance is recessed and at grade. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing west; 8/19/2010; Photo No.

P1040716.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1965 RealQuest.com

* P7. Owner and Address:

Dubuque Richard Paul

16763 Daisy Ave

Fountain Valley, CA 92708

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/8/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project
Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 10 of 12

* Resource Name or #: 16741 Daisy Ave

P1. Other Identifier: Map Reference No. 66

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 16741 Daisy Ave City Fountain Valley Zip 92708
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 143-291-02; Legal Description: N TR 4638 LOT 167

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The 1 1/2-story Ranch style building is 'L'-shaped in plan. The cross gabled roofs, with boxed eaves, are clad in composition shingles. The exterior walls are clad in smooth textured stucco and horizontal wood siding, with corner boards. The six-over-six wood sash windows appear to be original, and some windows have been replaced with vinyl sliding units. The windows on the east face of the projecting bay are accented with shutters. The primary entrance is recessed. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing west; 8/19/2010; Photo No.

P1040717.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1965 RealQuest.com

* P7. Owner and Address:

Nguyen Robert

16741 Daisy Ave

Fountain Valley, CA 92708

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/8/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project
Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 11 of 12

* Resource Name or #: 16645 Daisy Avenue

P1. Other Identifier: Map Reference No. 67

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 16645 Daisy Ave City Fountain Valley Zip 92708
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 143-281-02; Legal Description: N TR 4638 LOT 159

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The 1 1/2-story Ranch style building is 'L'-shaped in plan. The side and front-facing gabled roofs, with boxed eaves, are clad in composition shingles. The exterior walls are clad in horizontal wood siding, smooth textured stucco, and corner boards. The windows have been replaced with vinyl sliding and sash units, and the window on the upper story bonus room has been accented with a metal awning. A brick and concrete screening block wall creates a private courtyard and other details of the building were not visible from the public right of way. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing west; 8/19/2010; Photo No.

P1040718.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1965 RealQuest.com

* P7. Owner and Address:

Dinh Hung & Kim Xuyen Thi

16645 Daisy Ave

Fountain Valley, CA 92708

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/8/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project
Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 12 of 12

* Resource Name or #: 16635 Daisy Avenue

P1. Other Identifier: Map Reference No. 68

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 16635 Daisy Ave City Fountain Valley Zip 92708
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 143-281-01; Legal Description: N TR 4638 LOT 158

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The 1 1/2-story Ranch style building is 'L'-shaped in plan. The front and side gabled roofs, are clad in composition shingles. The exterior walls are clad in smooth textured stucco with false timbering accents. The bonus rooms, located over the garage, is accented with a band board, which has been further accented with a modern trellis on the west face of the bay. The windows have been replaced with vinyl sash units, and are accented with shutters. The primary entrance is recessed and at grade. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing west; 8/19/2010; Photo No.

P1040719.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1965 RealQuest.com

* P7. Owner and Address:

Bolanos Edgardo & Helen Renee

16635 Daisy Ave

Fountain Valley, CA 92708

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/8/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project
Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
DISTRICT RECORD

Primary#

HRI#

Trinomial _____

Page 1 of 10

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) Tract 3859

D1. Historic Name: Tract 3859 D2. Common Name: Tract 3859

*D3. **Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

This district consists of Tracts 9185, 3859, 8946, 8979, 8977, 8978 (see continuation sheets 2 and 3). However, only Tract 3859 contains parcels located within the Project Area of Potential Effect (APE). The 40 parcels of this district located within the APE were formally surveyed, and the remainder of the district was informally surveyed to determine common architectural elements and alterations found within the district. Documentation of the entire district was beyond the scope of this project. Tract 3859 is a residential development, containing 189 lots, that was developed by the Avon Company beginning in 1961 (Orange County Tract Map Book 140, Page 38).

The following addresses were included in this district record: 16351 Venus Drive, 16391 Venus Drive, 16451 Venus, Drive, 16471 Van De Velde Way, 16490 Van De Velde Way, and 8971 Neptune Circle.

*D4. **Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The district is bounded by Interstate 405 to the southwest, Universe Avenue to the north, and Magnolia street to the east, and Heil Avenue to the south.

*D5. **Boundary Justification:**

The district boundary is limited to the legally defined tract boundaries.

D6. **Significance: Theme** Residential Architecture **Area** Westminster

Period of Significance 1961/1962 **Applicable Criteria** N/A

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The tracts were evaluated as a historic district in order to fully understand the postwar suburbanization wave that resulted in much of Orange County being developed during the same time period. Though the subdivision is associated with an important real estate development trend in Westminster and Orange County in general (the post-World War II suburbanization boom), the subdivision does not retain sufficient integrity of those features necessary to convey its significance because only 15 percent of the parcels located within the APE for this subdivision retain sufficient integrity to warrant further investigation per Attachment 4 of the Section 106 PA.

The houses located within Tract 3859 were owned and built by the Robert H. Grant Company (City of Westminster Building Permit No. 7401 and 6674 nd). Research does not indicate the Robert H. Grant Company was historically significant in the commercial or residential development of Westminster or Orange County based upon the lack of press coverage for the firm, and the firm is not known to have won awards or other honors for its projects. The buildings are common and low-style examples of the Ranch style residences, with minimal architectural detailing, found throughout Westminster. Therefore, the buildings do not appear eligible for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) individually or as a district.

*D7. **References** (Give full citations including the names and addresses of any informants, where possible.):

Orange County Tract Map Book 140, Page 38
City of Westminster Building Permit No. 7401 and 6674 nd

*D8. **Evaluator:** Carrie Chasteen **Date:** February 2011

Affiliation and Address: Parsons, 100 W. Walnut Street, Pasadena, CA 91124

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 2 of 10

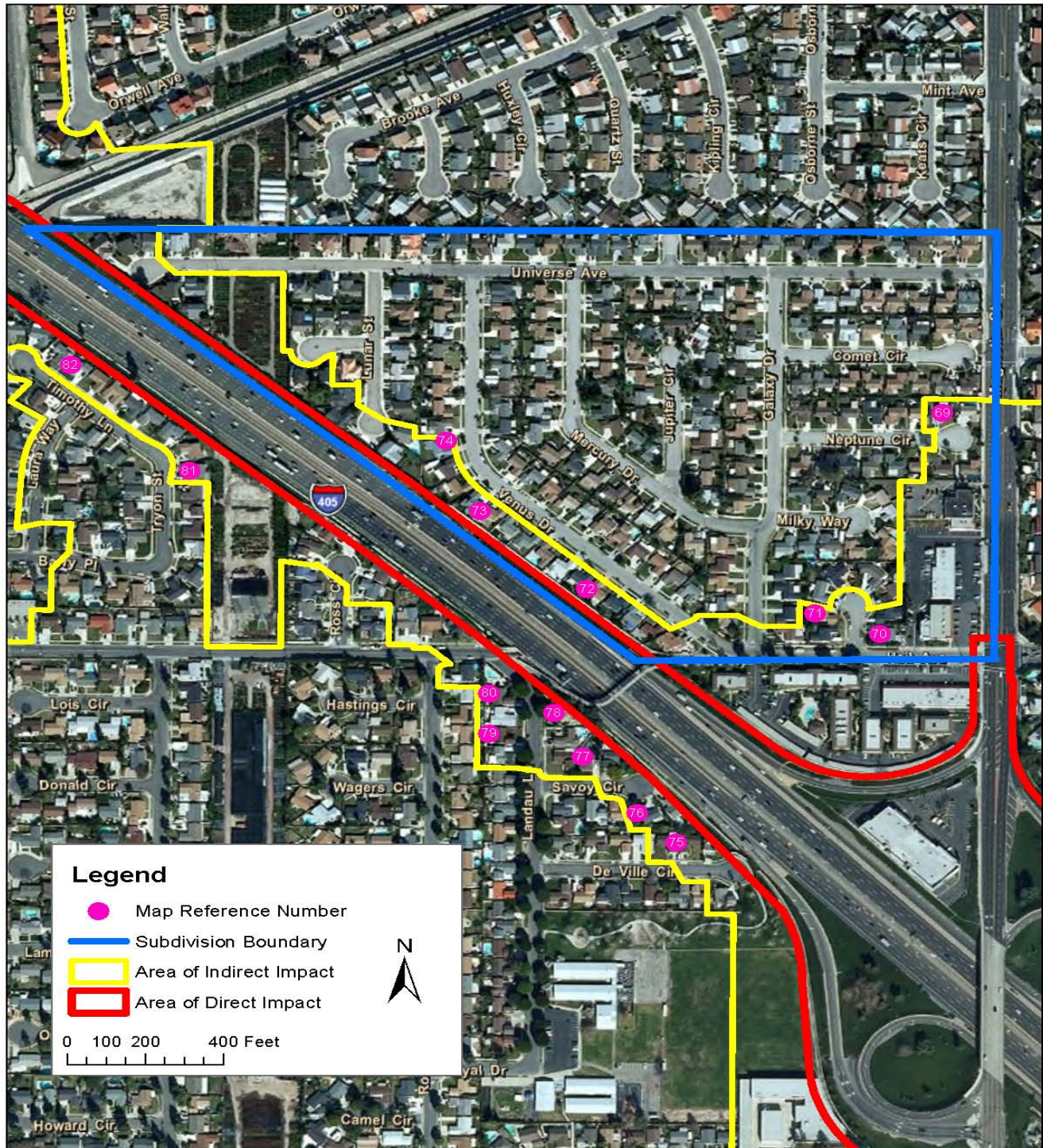
*Resource Name or # (Assigned by recorder) Tract 3859

*Recorded by: Carrie Chasteen

*Date February 2011

☒ Continuation ☐ Update

Site map:



Source: Parsons; ESRI February 2011

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

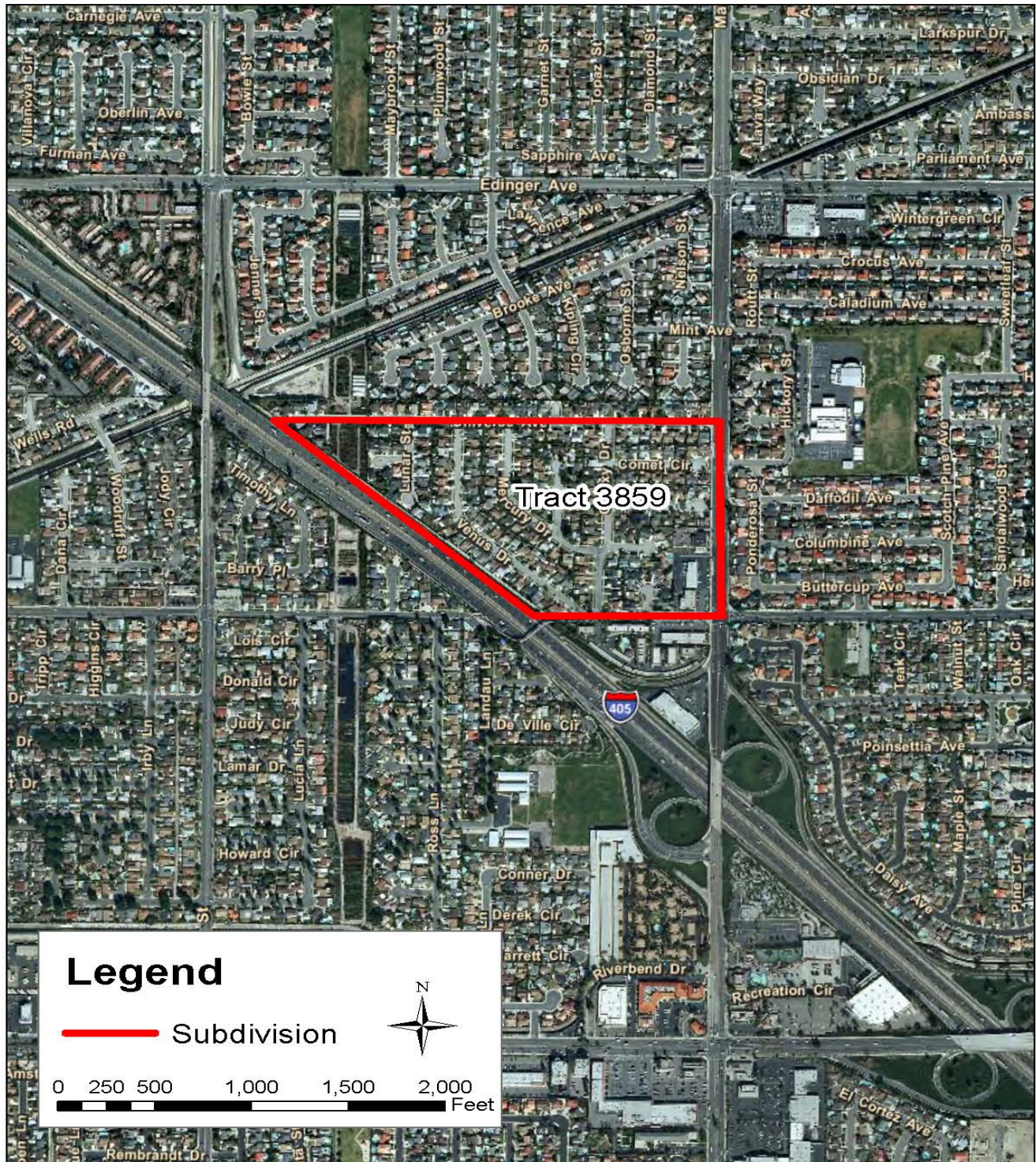
Page 3 of 10

*Resource Name or # (Assigned by recorder) Tract 3859

*Recorded by: Carrie Chasteen

*Date February 2011

☒ Continuation ☐ Update



Source: ESRI, accessed on January 20, 2011

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 4 of 10

* Resource Name or #: Tract 3859

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address _____ City Westminster Zip 92683
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app)

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
Of the 40 parcels of the tract located within the APE, only six possessed sufficient integrity to warrant further investigation, which resulted in the subdivision retaining 15 percent integrity. None of the six buildings intensively surveyed for this project appear to possess sufficient architectural quality for the reasons identified in the district record to be considered eligible for listing in the NRHP or the CRHR either individually or as a historic district.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☒ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

View of a common Ranch style house in Tract 3859.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1961/1962 RealQuest.com

* P7. Owner and Address:

Various

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 11/5/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P--Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") The Interstate 405 Improvement Project from State Route 73 to Interstate 605 in Orange County, California Project Historical Resources Evaluation Report

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 5 of 10

* Resource Name or #: 8971 Neptune Circle

P1. Other Identifier: Map Reference No. 69

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 8971 Neptune Cir City Westminster Zip 92683
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 107-626-31; Legal Description: N TR 3859 LOT 32

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The one-story Ranch style building is 'L'-shaped in plan. The cross gabled roof, with boxed eaves, is clad in composition shingles. The exterior walls are clad in smooth textured stucco, with batten accents on the projecting attached two-car garage. The aluminum sliding windows appear to be original, and are accented with wood surrounds. The diamond-paned fixed-pane window, with wood sill, on east façade of garage also appears to be original. The window on the east bay of the primary (southern) façade is further accented with a metal awning above, and a flowerbox ledge below. The primary entrance is raised, and accessed via a cast concrete porch. The roof overhangs to shelter the primary entryway, and is supported by square wood posts with decorative brackets. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing north; 10/5/2010; Photo No.

P1040819.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1961 RealQuest.com

* P7. Owner and Address:

Rambo Betty J

8971 Neptune Cir

Westminster, CA 92683

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 9/30/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project

Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 6 of 10

* Resource Name or #: 16490 Van De Velde Way

P1. Other Identifier: Map Reference No. 70

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Orange

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.

c. Address 16490 Van De Velde Way City Westminster Zip 92683

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

APN: 107-634-30; Legal Description: N TR 3859 LOT 1

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The one-story Ranch style building is 'L'-shaped in plan. The cross gable on hip roof, with boxed eaves, is clad in composition shingles. The front-facing gable is accented with lattice false timbering and a false beam. The exterior walls are clad in smooth textured stucco. The aluminum fixed-pane and sliding windows appear to be original. The primary entrance is raised and recessed. The building does not meet the NRHP and CRHR eligibility criteria for the reasons identified on the district record prepared for this subdivision; therefore the building does not contribute to a historic district and is not individually eligible for listing in the NRHP and the CRHR.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Facing east; 10/5/2010; Photo No.

P1040830.jpg

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1962 RealQuest.com

* P7. Owner and Address:

Guzman Moises

16490 Van De Velde Way

Westminster, CA 92683

P--Private

* P8. Recorded by: (Name, affiliation, address)

Carrie Chasteen

Parsons

100 W. Walnut St.

Pasadena, CA 91124

* P9. Date Recorded: 2/9/2010

* P10. Survey Type: (Describe)

Section 106 Compliance

Intensive Survey

P -- Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Diego Freeway (I-405) Improvement Project
Historical Resources Evaluation Report California Project Historical Resources Evaluation Report

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____